

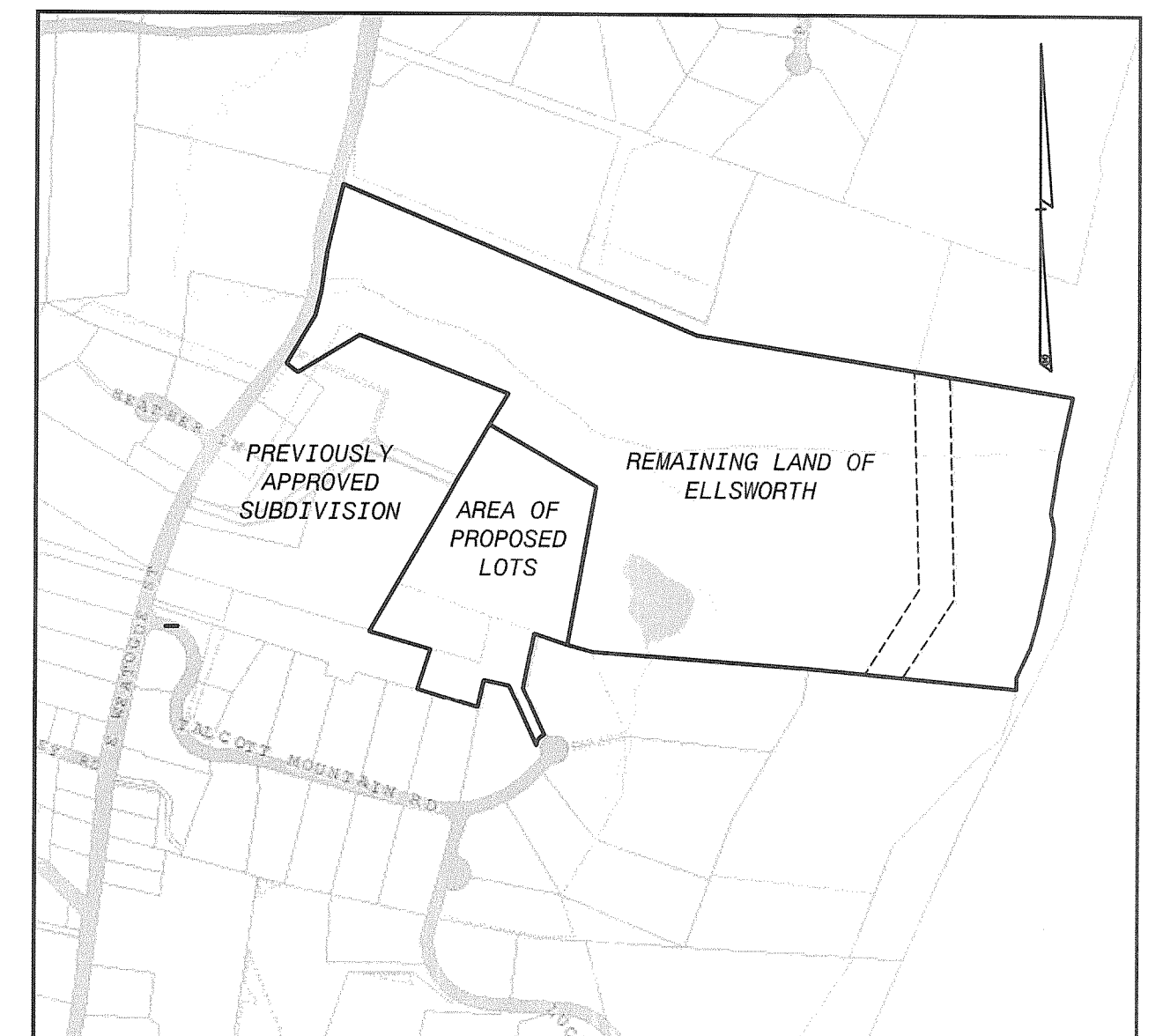
TALCOTT MOUNTAIN ROAD - SIMSBURY, CONNECTICUT

MAGLIERI DEVELOPMENT, LLC
TIM ELLSWORTH
DENNO LAND SURVEYING & CONSULTING, LLC

- # LEGEND

<div style="margin-bottom: 10px;"> EXISTING CONTOUR </div> <div style="margin-bottom: 10px;"> $X_{272.2}$ EXISTING SPOT GRADE </div> <div style="margin-bottom: 10px;"> PROPOSED CONTOUR </div> <div style="margin-bottom: 10px;"> $+_{271.0}$ PROPOSED SPOT GRADE </div> <div style="margin-bottom: 10px;"> TOP OF FRAME ELEVATION </div> <div style="margin-bottom: 10px;"> EXISTING CATCH BASIN </div> <div style="margin-bottom: 10px;"> LIMIT OF EXISTING VEGETATION </div> <div style="margin-bottom: 10px;"> LIMIT OF EXISTING VEGETATION TO REMAIN </div> <div style="margin-bottom: 10px;"> OP OUTLET PROTECTION SCOUR HOLE (PLUNGE POOL) </div> <div style="margin-bottom: 10px;"> SILT FENCE </div> <div style="margin-bottom: 10px;"> CONSTRUCTION ENTRANCE PAD </div> <div style="margin-bottom: 10px;"> CATCH BASIN SILT SACK </div> <div style="margin-bottom: 10px;"> IRON PIN PROPERTY CORNER TO BE SET BY DEVELOPER </div> <div style="margin-bottom: 10px;"> CONCRETE MONUMENT TO BE SET BY DEVELOPER </div> <div style="margin-bottom: 10px;"> WIRE FENCE </div>	<div style="margin-bottom: 10px;"> HOUSE NUMBER </div> <div style="margin-bottom: 10px;"> PROPOSED CATCH BASIN </div> <div style="margin-bottom: 10px;"> PROPOSED STORM MANHOLE </div> <div style="margin-bottom: 10px;"> PROPOSED YARD DRAIN </div> <div style="margin-bottom: 10px;"> PROPOSED FLARED END </div> <div style="margin-bottom: 10px;"> PROPOSED STORM PIPE </div> <div style="margin-bottom: 10px;"> EXISTING UTILITY POLE </div> <div style="margin-bottom: 10px;"> TREE PROTECTION </div> <div style="margin-bottom: 10px;"> INLET PROTECTION (RIP RAP) </div> <div style="margin-bottom: 10px;"> TELEPHONE, ELECTRIC & CABLE </div>
---	---

ZONING TABLE				
ZONE: R-80		PARCEL AREA = 15.621 ACRES		
	REQUIRED	1		
AREA	2.00 ACRES	2.000 ACRES	2.014 ACRES	5.786 ACRES
FRONTAGE	200'	235.5'	200.0'	404'
FRONT YARD	50'	50'	50'	50'
SIDE YARD	40'	40'	40'	40'
REAR YARD	50'	50'	50'	50'
MAX. HEIGHT	35'	35'	35'	35'



KEY MAP

SHEET	1 OF 8	TITLE SHEET
SHEET	2 OF 8	PARCEL MAP
SHEET	3 OF 8	SUBDIVISION PLAN
SHEET	4 OF 8	GRADING & EROSION CONTROL PLAN
SHEET	5 OF 8	PLAN & PROFILE
SHEET	6 OF 8	SOIL TEST DATA PLAN
SHEET	7 OF 8	SEDIMENTATION & EROSION CONTROL DETAILS
SHEET	8 OF 8	CONSTRUCTION DETAILS PLAN

FINAL APPROVAL

THIS SUBDIVISION RECEIVED FINAL APPROVAL AS AUTHORIZED BY THE
SIMSBURY PLANNING COMMISSION.

SIGNATURE _____
PLANNING COMMISSION CHAIRMAN OR SECRETARY

DATE OF FINAL APPROVAL _____

PURSUANT TO TITLE 8 OF THE CONNECTICUT GENERAL STATUTES AS
REVISED AND SECTION 12B OF THESE REGULATIONS, ALL WORK IN
CONNECTION WITH THIS SUBDIVISION MUST BE COMPLETED
BY _____ OTHERWISE THE APPROVAL WILL LAPSE.

THIS APPROVAL, UNLESS OTHERWISE INDICATED BY SPECIAL NOTATION,
DOES NOT INCLUDE SPECIFIC APPROVAL OF DRIVEWAY CONSTRUCTION.
BUILDING SIZE OR LOCATION, OR SEPTIC DESIGN. SUBDIVISION MAY ALSO
BE SUBJECT TO CONDITIONS, THE SATISFACTION OF WHICH MAY BE A
PREREQUISITE TO THE ISSUANCE OF A ZONING OR BUILDING PERMIT.
BUYERS ARE ADVISED TO INQUIRE AT THE SIMSBURY LAND USE OFFICE.

0/08/15 - PER TOWN STAFF
12/31/14 - PER TOWN STAFF
12/26/14 - PER TOWN STAFF
11/25/14 - PER TOWN STAFF
11/14/14 - PER TOWN STAFF
DATE: 9/30/14 SHEET NO. 1 OF 8